

121721AM

RECORDING REQUESTED BY:



**Fidelity National Title**  
Company of Oregon

10200 SW Greenburg Rd, Suite 110  
Portland, OR 97223

**2017-007890**

Klamath County, Oregon

07/14/2017 03:05:00 PM

Fee: \$47.00

**GRANTOR'S NAME:**

Rhett A. Hubble and Gail D. Hubble

**GRANTEE'S NAME:**

James A. Hubble and Merrienne Hubble

**AFTER RECORDING RETURN TO:**

Order No.: 45141620709-KM

James A. Hubble and Merrienne Hubble, as joint tenants  
2624 Patterson Street  
Klamath Falls, OR 97603

**SEND TAX STATEMENTS TO:**

James A. Hubble and Merrienne Hubble  
2624 Patterson Street  
Klamath Falls, OR 97603

2624 Patterson Street, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Rhett A. Hubble and Gail D. Hubble, as tenants by the entirety, Grantor, conveys and warrants to James A. Hubble and Merrienne Hubble, as joint tenants, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 26 in Block I of HOMELAND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

See Exhibit A - Exceptions

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$220,000.00). (See ORS 93.030).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

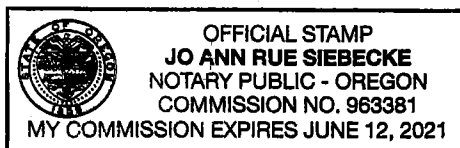
Dated: 7-11-17

Rhett A. Hubble

Rhett A. Hubble

Gail D. Hubble

Gail D. Hubble



State of OREGON  
County of KLAMATH

This instrument was acknowledged before me on 7.11.17 by  
RHETTA HUBBLE and GAIL D. HUBBLE

John R. Siebecke  
Notary Public - State of Oregon

My Commission Expires: 6-12-21

47 HATT

## **Exhibit A - Exceptions**

1 The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith.

(No inquiry has been made)

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.

(No inquiry has been made)

3. Special Assessment disclosed by the Klamath tax rolls:

For: Klamath County Drainage Service District

4. The provisions contained in instrument,

Recorded: March 17, 1942,

Instrument No.: Volume 146. Page 64, deed records .

As follows: See document for particulars.

5. Restrictions and easements as shown on the official plat of said land.

6. Enterprise Irrigation drain ditch as shown on the official plat of said land.

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts, which a correct survey would disclose.